



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: August 3, 2006

PUBLIC NOTICE OF A
DRAFT NEGATIVE DECLARATION

JO: 42-1099

The City of San Diego Land Development Review Division has prepared a draft Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be submitted by August 22, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Jerry Jakubauskas, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to jjakubauskas@sandiego.gov.**

General Project Information:

- Project No. **5455**, SCH No. N/A
- Community Plan Area: **Encanto**
- Council District: **4**

Subject: Champa's Tentative Map. TENTATIVE MAP to create five residential lots on a vacant 1.05-acre site. The proposed project site is located on the west-side of 66th Street, between Cielo Drive and Leghorn Avenue, in the Southeastern San Diego Planned District of the Encanto Community Planning area (Lots 4 and 5 of Orange Grove Tract, Map No. 925).

Applicant: Champa Phanthavilay

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study conducted by the City of San Diego.

Availability in Alternative Format: To request this Notice, the Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5000 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Jerry Jakubauskas at (619) 446-5389. The draft Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Vena Lewis at (619) 446-5197. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/publicnoticeqa.html>), and distributed on August 3, 2006.

Robert Manis, Assistant Deputy Director
Development Services Department



**Land Development
Review Division
(619) 446-5460**

Negative Declaration

Project No. 5455

SUBJECT: Champa's Tentative Map. TENTATIVE MAP to create five residential lots on a vacant 1.05-acre site. The proposed project site is located on the west-side of 66th Street, between Cielo Drive and Leghorn Avenue, in the Southeastern San Diego Planned District of the Encanto Community Planning area (Lots 4 and 5 of Orange Grove Tract, Map No. 925). Applicant: Champa Phanthavilay.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

None required.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego
Councilman Young, District 4
Development Services Department
Planning Department (5A)
Library Department (81)
Historical Resources Board (87)

Other

Carmen Lucas (206)
Jerry Schaefer, Ph.D. (209)
South Coastal Information Center @ San Diego State University (210)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
Ron Christman (215)
Louie Guassac (215A)
San Diego County Archaeological Society (218)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (PUBLIC NOTICE ONLY 225A-R)
Southeast San Diego Organizing Project (447)
Southeast Economic Development Corporation (448)
Southeastern San Diego Planning Committee (449)
Encanto Neighborhoods Community Planning Group (449A)
Champa Phanthavilay (Applicant/Owner)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Kenneth Teasley, Senior Planner
Development Services Department

August 2, 2006
Date of Draft Report

Date of Final Report

Analyst: Jakubauskas

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5000

INITIAL STUDY
Project No. 5455

SUBJECT: Champa's Tentative Map. TENTATIVE MAP to create five residential lots on a vacant 1.05-acre site. The proposed project site is located on the west-side of 66th Street, between Cielo Drive and Leghorn Avenue, in the Southeastern San Diego Planned District of the Encanto Community Planning area (Lots 4 and 5 of Orange Grove Tract, Map No. 925). Applicant: Champa Phanthavilay.

I. PURPOSE AND MAIN FEATURES:

The proposed project is a Tentative Map, to be considered by the Planning Commission, to create five residential lots on a vacant 1.05-acre site and half-width street improvements along 66th Street. The five lots would range in size from 8,122 square-feet to 10,131 square-feet. The proposed project site is located on the west-side of 66th Street, between Cielo Drive and Leghorn Avenue, in the Southeastern San Diego Planned District of the Encanto Community Planning area (see Figures 1 and 2).

The project site would continue to be accessed from 66th Street. Site development would include construction of a new sidewalk, curbs and gutters, and driveways. Grading would consist of 8,060 cubic-yards of imported fill. The landscaping would be in conformance with the City's *Landscape Technical Manual*.

II. ENVIRONMENTAL SETTING:

The 1.05-acre project site is located along the west-side of 66th Street, between Cielo Drive and Leghorn Avenue. The site is designated Single Family Residential in the Encanto Community Plan, and is zoned SF-5000 (Single Family; minimum 5,000 square-foot lot) in the Southeastern San Diego Planned District. The subject site is surrounded by residential and undeveloped land uses.

The triangular-shaped vacant site contains three mature pepper trees. The subject property has an average elevation of approximately 400 feet above mean sea level (AMSL) along the eastern property line and 375 AMSL in the southwestern corner of the property. The property is not within or adjacent to the Multi-Habitat Planning Area (MHA) of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan area.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issues were considered during review of the project and determined not to be significant:

Geology/Soils

The project site is assigned a Geologic Hazard Rating of 27 (slide-prone formations). The submitted geotechnical reports entitled, "*Geotechnical Investigation, Proposed Five-Lot Residential Subdivision Site, Southwest Corner of 66th Street and Leghorn Avenue, San Diego California*", prepared by Allied Earth Technology, dated October 15, 2002,

and "Addendum to Geotechnical Investigation, Proposed Five-Lot Residential Subdivision Site, Southwest Corner of 66th Street and Leghorn Avenue, San Diego California", prepared by Allied Earth Technology, dated June 2, 2003, adequately address the soil and geologic conditions potentially affecting the proposed project site and conclude that the site does not contain an active or potentially active fault, is not subject to seismically induced liquefaction, and that existing and proposed onsite slopes would have a factor-of-safety of 1.5 or greater upon project completion. As such, proper engineering design of the structures would ensure the potential for geologic impacts from on-site and regional hazards would be less than significant.

Biological Resources

Review of biological resource maps and a site visit by City staff determined that the subject property contains no sensitive biological resources, and therefore, the submittal of a biological survey report was not required. The site is not within or adjacent to the Multiple Habitat Planning Area of the City of San Diego's MSCP Subarea Plan area. As such, the proposed project would not have a significant impact on biological resources and no mitigation would be required.

Historical Resources (Archeological)

The submitted "Cultural Resource Survey for the Champa Property, San Diego, California", prepared by Gallegos & Associates, dated July 2003, indicates that the project site has no potential for intact prehistoric archaeological resources due to previous disturbance and/or development that has occurred on the property. As such, the proposed project would not have a significant impact on archaeological resources, and no mitigation would be required.

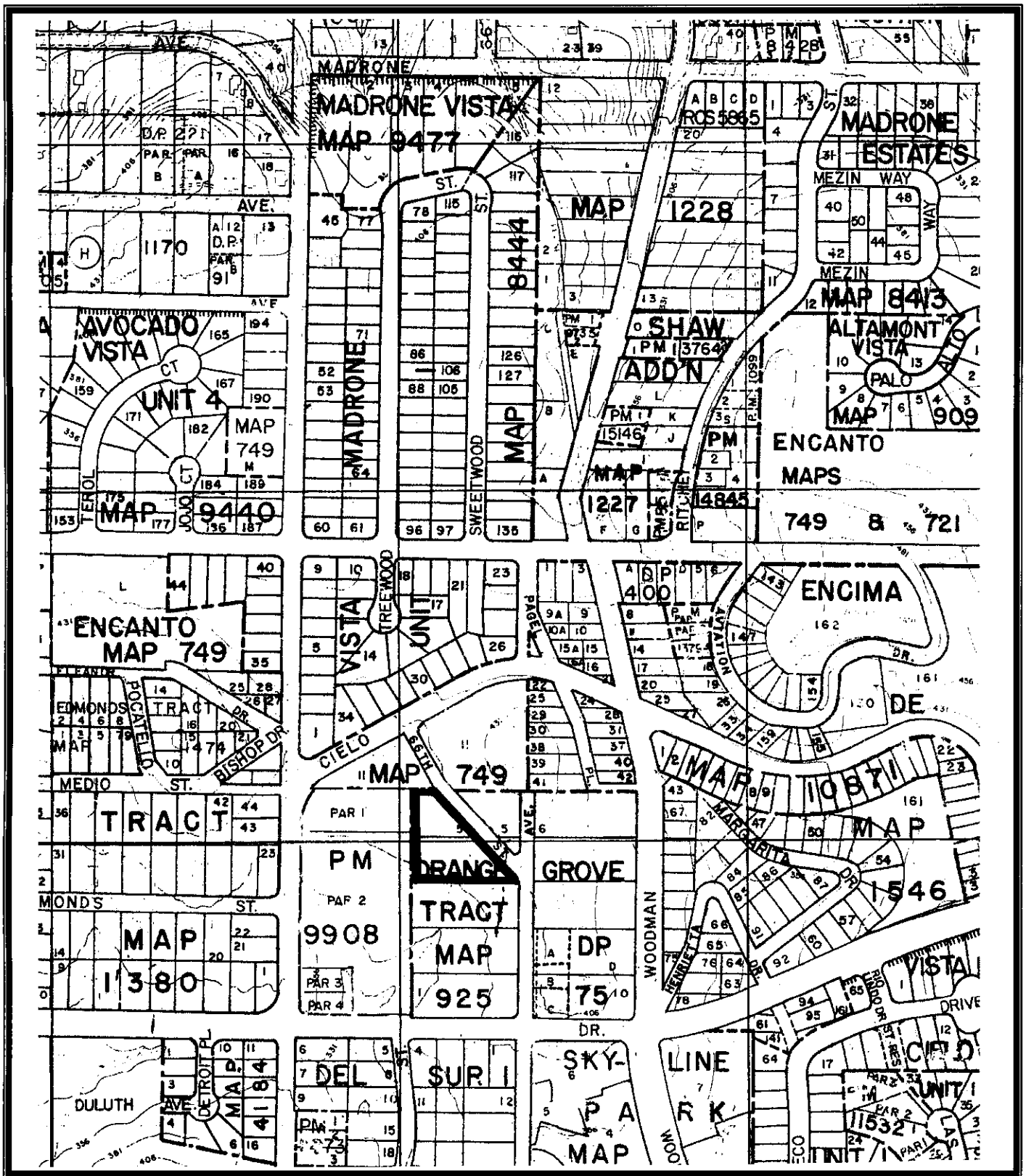
V. RECOMMENDATION:

On the basis of this initial evaluation:

- ☒ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Jakubauskas

Attachments: Figure 1 (Project Location)
Figure 2 (Site Plan)
Initial Study Checklist



Champa's Tentative Map



Project Location

Environmental Analysis Section Project No. 5455
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

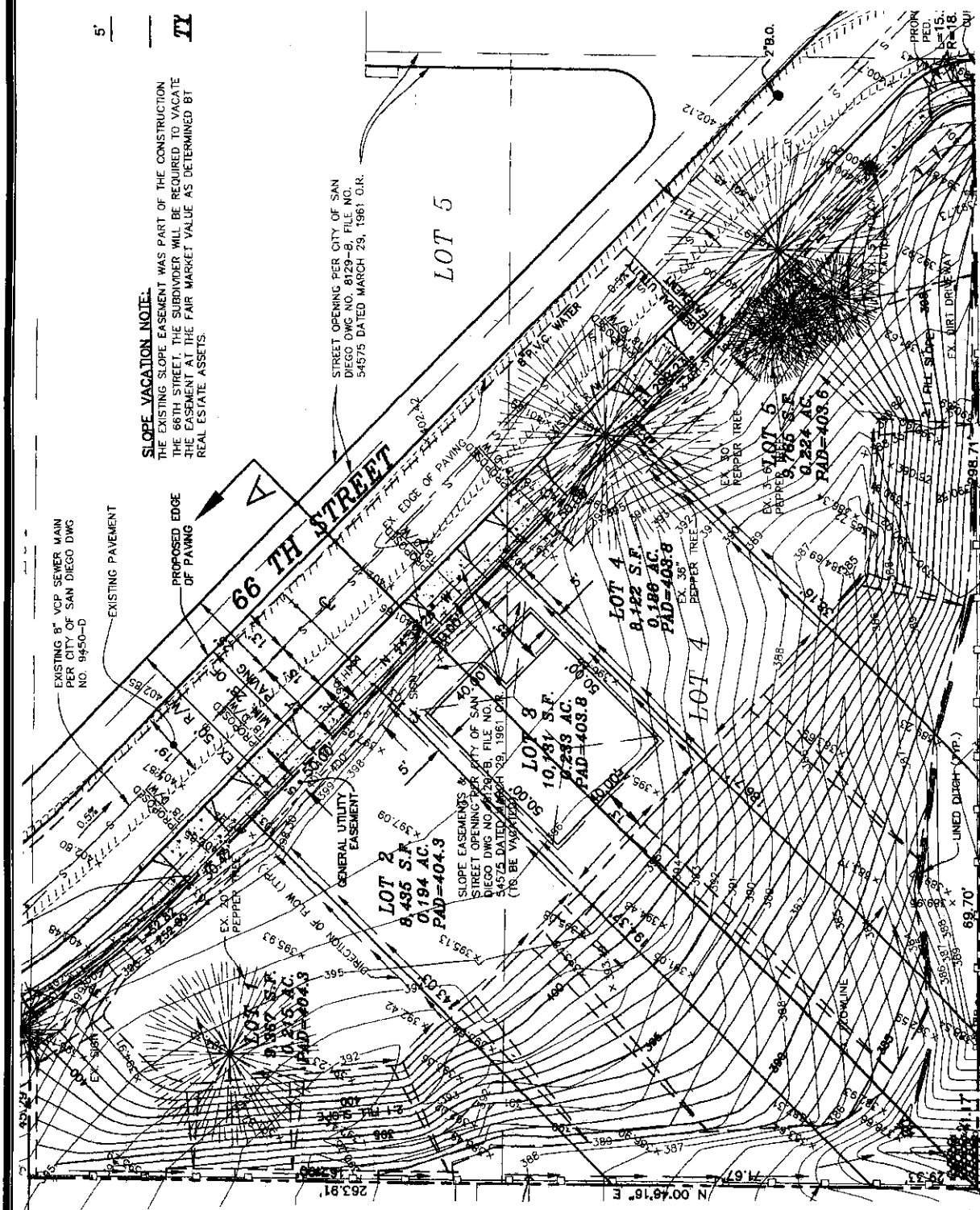
Figure

1



Site Plan

Environmental Analysis Section - Project No. 5455
CITY OF SAN DIEGO · DEVELOPMENT SERVICES



Initial Study Checklist

Date: February 3, 2003

Project No.: 5455

Name of Project: Champa's Tentative Map

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- A. The obstruction of any vista or scenic view from a public viewing area? X
THE PROPOSED PROJECT
WOULD NOT RESULT IN THE
OBSTRUCTION OF ANY
DESIGNATED SCENIC PUBLIC
VIEWING AREA.
- B. The creation of a negative aesthetic site or project? X
THE PROPOSED PROJECT
WOULD NOT RESULT IN A
NEGATIVE AESTHETIC SITE OR
PROJECT.
- C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? X
THE PROJECT WOULD
CONFORM TO LAND
DEVELOPMENT CODE
REQUIREMENTS AND WOULD BE

Yes Maybe No

**COMPATIBLE WITH
SURROUNDING DEVELOPMENT.**

- | | | | |
|--|---|---|----------|
| D. Substantial alteration to the existing character of the area? | — | — | <u>X</u> |
| <u>THE PROJECT WOULD CREATE
RESIDENTIAL BUILDING PADS
WITHIN AN EXISTING
DEVELOPED RESIDENTIAL
AREA.</u> | | | |
| E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? | — | — | <u>X</u> |
| <u>NO DISTINCTIVE OR LANDMARK
TREES EXIST ON THE PROJECT
SITE.</u> | | | |
| F. Substantial change in topography or ground surface relief features? | — | — | <u>X</u> |
| <u>PROJECT SITE PREVIOUSLY
DISTURBED; NO SUCH IMPACT
WOULD RESULT.</u> | | | |
| G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? | — | — | <u>X</u> |
| <u>NO UNIQUE GEOLOGIC OR
PHYSICAL FEATURES EXIST ON
THE PROJECT SITE.</u> | | | |
| H. Substantial light or glare? | — | — | <u>X</u> |
| <u>THE PROJECT WOULD NOT
EMIT SUBSTANTIAL LIGHT OR
GENERATE GLARE.</u> | | | |
| I. Substantial shading of other properties? | — | — | <u>X</u> |
| <u>THE PROJECT WOULD NOT
SUBSTANTIALLY SHADE OTHER PROPERTIES.</u> | | | |

Yes Maybe No

II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:

- | | | | |
|---|---|---|----------|
| A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? | — | — | <u>X</u> |
| <u>THE PROJECT WOULD NOT RESULT IN ANY ADVERSE EFFECTS TO MINERALS.</u> | | | |
| | | | |
| B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? | — | — | <u>X</u> |
| <u>THE PROJECT SITE IS FOR RESIDENTIAL USES AND IS SURROUNDED BY RESIDENTIAL USES.</u> | | | |

III. AIR QUALITY – Would the proposal:

- | | | | |
|---|---|---|----------|
| A. Conflict with or obstruct implementation of the applicable air quality plan? | — | — | <u>X</u> |
| <u>THE PROJECT WOULD NOT GENERATE SIGNIFICANT NET VEHICLE TRIPS NOR INCLUDE EQUIPMENT THAT WOULD EMIT SUBSTANTIAL PARTICULATES OR ODORS.</u> | | | |
| | | | |
| B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | — | — | <u>X</u> |
| <u>PLEASE SEE III-A ABOVE.</u> | | | |
| | | | |
| C. Expose sensitive receptors to substantial pollutant concentrations? | — | — | <u>X</u> |
| <u>PLEASE SEE III-A ABOVE.</u> | | | |
| | | | |
| D. Create objectionable odors affecting a substantial number of people? | — | — | <u>X</u> |
| <u>PLEASE SEE III-A ABOVE.</u> | | | |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>PLEASE SEE III-A ABOVE.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>PLEASE SEE III-A ABOVE.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>PLEASE SEE III-A ABOVE.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>SITE VISIT BY STAFF HAS DETERMINED THAT NO SENSITIVE VEGETATION OR WILDLIFE IS PRESENT ON SITE.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>PLEASE SEE IV-A ABOVE.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>NO INVASIVE SPECIES WOULD BE INTRODUCED.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>PLEASE SEE IV-A ABOVE.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>PLEASE SEE IV-A ABOVE.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>PLEASE SEE IV-A ABOVE.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>PLEASE SEE IV-A ABOVE.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>THE PROJECT WOULD NOT RESULT IN EXCESSIVE ENERGY OR POWER USAGE.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>PLEASE SEE V-A ABOVE.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>THE PROJECT SITE IS LOCATED WITHIN GEOLOGIC HAZARD CATEGORY 17 (SLIDE-PRONE). PLEASE SEE INITIAL STUDY DISCUSSION (GEOLOGY).</u>	—	<u>X</u>	—
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>SOME SOIL EROSION COULD BE REASONABLY FORSEEN DURING GRADING, HOWEVER, QUANTITIES WOULD BE SMALL AND CONTROLLED WITH STANDARD CONSTRUCTION TECHNIQUES.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	—	<u>X</u>	—
<u>THE PROJECT SITE IS LOCATED WITHIN GEOLOGIC HAZARD CATEGORY 17 (SLIDE-PRONE). PLEASE SEE INITIAL STUDY DISCUSSION (GEOLOGY).</u>			
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site?	—	<u>X</u>	—
<u>SEE INITIAL STUDY DISCUSSION (HISTORICAL RESOURCES).</u>			
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?	—	—	<u>X</u>
<u>NO SUCH BUILDING, STRUCTURE, OR OBJECT EXISTS ON SITE.</u>			
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?	—	—	<u>X</u>
<u>NO SUCH FEATURE ON SITE</u>			
D. Any impact to existing religious or sacred uses within the potential impact area?	—	—	<u>X</u>
<u>NO SUCH USES ON SITE.</u>			
E. The disturbance of any human remains, including those interred outside of formal cemeteries?	—	—	<u>X</u>
<u>NO SUCH REMAINS ARE ANTICIPATED TO EXIST ON THE PROJECT SITE.</u>			
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)?	—	—	<u>X</u>
<u>PROJECT WOULD NOT RESULT IN ANY HEALTH AND SAFETY IMPACTS TO THE SURROUNDING COMMUNITY.</u>			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>NO REGULAR STORAGE OR TRANSPORT OF SIGNIFICANT AMOUNTS OF HAZARDOUS MATERIALS WOULD RESULT WITH THE PROJECT.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>PLEASE SEE VIII-B ABOVE.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>THE PROJECT WOULD NOT EFFECT IMPLEMENTATION OF ANY EMERGENCY RESPONSE PLANS.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>THE PROJECT SITE IS NOT LISTED ON THE COUNTY OF SAN DIEGO HAZARDOUS MATERIALS SITES LISTING.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>PLEASE SEE VIII-A & B ABOVE.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>NO SUCH INCREASE ANTICIPATED.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. An increase in impervious surfaces and associated increased runoff? <u>MINOR INCREASE IN AMOUNT OF IMPERVIOUS SURFACES.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>NO SUBSTANTIAL ALTERATION OF EXISTING DRAINAGE PATTERNS ON-SITE OR WITHIN THE PROJECT AREA WOULD RESULT.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)? <u>NO SUCH POLLUTANTS IDENTIFIED.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>NO SUCH ADVERSE IMPACT ANTICIPATED.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>NO SUCH EXCEEDANCE ANTICIPATED.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>THE PROJECT WOULD BE CONSISTENT WITH THE RESIDENTIAL LAND USE DESIGNATION AND ASSOCIATED POLICIES AND RECOMMENDATIONS OF THE ENCANTO COMMUNITY PLAN.</u>	—	—	<u>X</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>PLEASE SEE X-A ABOVE.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>THE PROJECT WOULD NOT CONFLICT WITH ANY ENVIRONMENTAL CONSERVATION PLANS.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>THE PROJECT WOULD NOT DIVIDE THE ESTABLISHED ENCANTO COMMUNITY.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted Airport Land Use Compatibility Plan? <u>THE PROJECT IS LOCATED OUTSIDE ANY AIRPORT AREA OF OPERATIONS AND ACCIDENT POTENTIAL ZONES.</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>TEMPORARY NOISE IMPACTS DURING DAYTIME HOURS WITHIN ACCEPTABLE CITY THRESHOLDS WOULD BE REASONABLY FORSEEABLE DURING GRADING ACTIVITIES.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>SEE XI-A ABOVE.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted Airport Land Use Compatibility Plan? <u>NOISE STANDARDS WOULD NOT BE EXCEEDED.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>NO GRADING (CUT) IS PROPOSED.</u>	—	—	<u>X</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>NO ADVERSE EFFECTS TO POPULATION WOULD RESULT WITH THE PROJECT.</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>THE PROJECT WOULD BE CONSISTENT WITH THE RESIDENTIAL LAND USE DESIGNATION.</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>PLEASE SEE XIII-A ABOVE.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>FIRE SERVICES ARE ADEQUATE.</u>	—	—	<u>X</u>
B. Police protection? <u>POLICE SERVICES ARE ADEQUATE.</u>	—	—	<u>X</u>
C. Schools? <u>EDUCATIONAL INSTITUTIONS ARE ADEQUATE.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>PARK AND RECREATION FACILITIES ARE ADEQUATE.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. Maintenance of public facilities, including roads? <u>PUBLIC FACILITIES MAINTENANCE SERVICES ARE ADEQUATE.</u>	—	—	<u>X</u>
F. Other governmental services? <u>GOVERNMENTAL SERVICES ARE ADEQUATE.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>NO ADVERSE EFFECTS TO RECREATIONAL RESOURCES WOULD RESULT WITH THE PROJECT.</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>PLEASE SEE XV-A ABOVE.</u>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>NO ADVERSE EFFECTS TO TRAFFIC CIRCULATION AND PARKING WOULD RESULT WITH THE PROJECT.</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>PLEASE SEE XVI-A ABOVE.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>THE PROJECT WOULD PROVIDE ADEQUATE ON-SITE PARKING AND AS SUCH NO ADVERSE EFFECTS TO OFF-SITE PARKING WOULD RESULT.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Effects on existing parking? <u>PLEASE SEE XVI-A ABOVE.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>PLANNED TRANSPORTATION SYSTEMS ARE ADEQUATE.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>THE PROJECT WOULD NOT EFFECT CIRULATION MOVEMENTS OR ACCESS TO PUBLIC OPEN SPACE AREAS.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>THE PROJECT WOULD REQUIRE COMPLIANCE WITH THE DESIGN RECOMMENDATION OF LDR- ENGINEERING AND AS SUCH WOULD NOT RESULT IN THE CREATION OF ANY TRAFFIC HAZARDS.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>AN ALTERNATIVE TRANSPORTATION PROGRAM IS NOT REQUIRED WITH THE PROJECT.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>NATURAL GAS UTILITIES ARE ADEQUATE.</u>	—	—	<u>X</u>
B. Communications systems? <u>COMMUNICATION SYSTEMS ARE ADEQUATE.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Water? <u>WATER UTILITY SYSTEMS ARE ADEQUATE.</u>	—	—	<u>X</u>
D. Sewer? <u>SEWER UTILITIES ARE ADEQUATE.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>STORM WATER DRAINAGE SYSTEMS ARE ADEQUATE.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>SOLID WASTE DISPOSAL SYSTEMS ARE ADEQUATE.</u>	—	—	<u>X</u>

XVIII. WATER CONSERVATION – Would the proposal result in:

A. Use of excessive amounts of water? <u>THE PROJECT WOULD NOT RESULT IN EXCESSIVE WATER USAGE.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>PLEASE SEE XVIII-A ABOVE.</u>	—	—	<u>X</u>

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>NO SENSITIVE VEGETATION OR WILDLIFE WOULD BE ADVERSELY AFFECTED WITH THE PROJECT.</u>	—	—	<u>X</u>
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- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-----------|
| <p>B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)</p> <p><u>NO SUCH POTENTIAL IMPACTS.</u></p> | — | — | <u>X</u> |
| <p>C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)</p> <p><u>THE PROJECT WOULD NOT RESULT IN ANY CUMULATIVELY CONSIDERABLE EFFECTS.</u></p> | — | — | <u>X</u> |
| <p>D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><u>THE PROJECT WOULD NOT RESULT IN ANY DIRECT OR INDIRECT ADVERSE EFFECTS TO HUMANS.</u></p> | — | — | <u>X</u> |

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

___ City of San Diego Progress Guide and General Plan.

X U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

___ Site Specific Report: _____.

III. Air

___ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

X Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report: _____.

IV. Biology

___ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

- X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- ___ Community Plan - Resource Element.
- ___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- X City of San Diego Land Development Code Biology Guidelines.
- ___ Site Specific Report: _____
- V. Energy**
- ___ _____
- VI. Geology/Soils**
- X City of San Diego Seismic Safety Study.
- ___ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- X Site Specific Report: "Geotechnical Investigation, Proposed Five-Lot Residential Subdivision Site, Southwest Corner of 66th Street and Leghorn Avenue, San Diego California", Allied Earth Technology, October 15, 2002.
- X Site Specific Report: "Addendum to Geotechnical Investigation, Proposed Five-Lot Residential Subdivision Site, Southwest Corner of 66th Street and Leghorn Avenue, San Diego California", Allied Earth Technology, June 2, 2003.
- VII. Historical Resources**
- X City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- ___ Historical Resources Board List.

- ___ Community Historical Survey:
- X Site Specific Report: "Cultural Resource Survey for the Champa Property, San Diego, California", Gallegos & Associates, July 2003.
- VIII. Human Health / Public Safety / Hazardous Materials**
- X San Diego County Hazardous Materials Environmental Assessment Listing, 1996.
- ___ San Diego County Hazardous Materials Management Division
- ___ FAA Determination
- ___ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ___ MCAS Miramar Airport Land Use Compatibility Plan.
- ___ Site Specific Report: _____.
- IX. Hydrology/Water Quality**
- X Flood Insurance Rate Map (FIRM).
- ___ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- X Clean Water Act Section 303(b) list, dated July 25, 2003, (http://www.swrcb.ca.gov/tmdl/303d_lists.html).
- X Site Specific Report: "Preliminary Drainage Report, 5 Lot Subdivision, 66th Street, Encanto Neighborhood, San Diego, CA", Alta Consultants, July 2003.
- X. Land Use**
- ___ City of San Diego Progress Guide and General Plan.
- X Community Plan.
- X Airport Land Use Compatibility Plan
- X City of San Diego Zoning Maps

___ FAA Determination

XI. Noise

___ Community Plan

___ San Diego International Airport - Lindbergh Field CNEL Maps.

___ Brown Field Airport Master Plan CNEL Maps.

___ Montgomery Field CNEL Maps.

___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

X San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

___ City of San Diego Progress Guide and General Plan.

___ Site Specific Report: _____.

XII. Paleontological Resources

X City of San Diego Paleontological Guidelines.

X Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

___ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

___ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

___ Site Specific Report: _____.

XIII. Population / Housing

X City of San Diego Progress Guide and General Plan.

- ☐ Community Plan.
- ☐ Series 8 Population Forecasts, SANDAG.
- ☐ Other: _____.

XIV. Public Services

- ☒ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.

XV. Recreational Resources

- ☒ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- ☐ Department of Park and Recreation
- ☐ City of San Diego - San Diego Regional Bicycling Map

XVI. Transportation / Circulation

- ☐ City of San Diego Progress Guide and General Plan.
- ☐ Community Plan.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☒ San Diego Region Weekday Traffic Volumes, SANDAG.

XVII. Utilities

_____.

XVIII. Water Conservation

- ☒ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.